

042.0

0005

0010.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

1,164,700 / 1,164,700

APPRAISED: 1,164,700 / 1,164,700

USE VALUE: 1,164,700 / 1,164,700

ASSESSED: 1,164,700 / 1,164,700


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
44		PALMER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DUTCHAK KEZIAH	
Owner 2: LEONARD GERALD	
Owner 3:	
Street 1: 44 PALMER ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Own Occ: Y
Postal: 02474	Type:

## PREVIOUS OWNER

Owner 1: POWELL PAMELA GAIL &amp; AMANDA WRIGHT -

Owner 2: POWELL JAMES JONATHON OGILVIE -

Street 1: 220 PLEASANT ST

Twn/City: ARLINGTON

St/Prov: MA

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains .102 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Aluminum Exterior and 3095 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4427		Sq. Ft.	Site		0	80.	1.25	1									442,247						442,200	

Total AC/HA: 0.10163

Total SF/SM: 4427

Parcel LUC: 104 Two Family

Prime NB Desc ARLINGTON

Total: 442,247

Spl Credit

Total: 442,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

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2023

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**EXTERIOR INFORMATION**

Type:	13 - Multi-Garden
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1916
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G10
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

**SPEC FEATURES/YARD ITEMS**

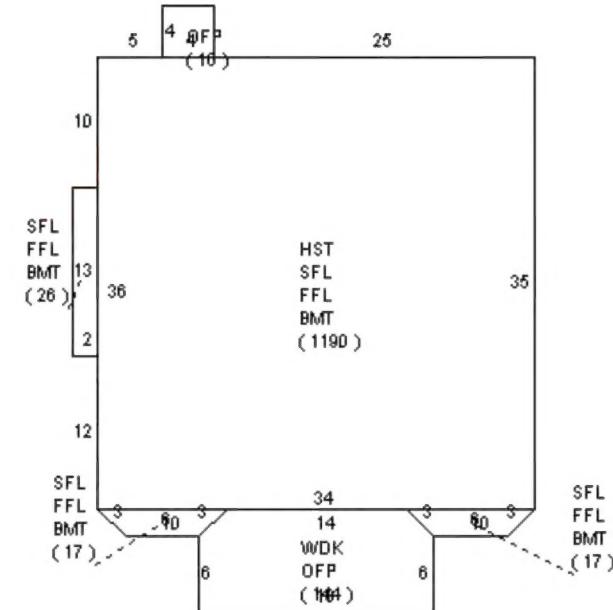
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	A	AV	1960	26.36	T	40	104			3,500			3,500

**BATH FEATURES**

Full Bath:	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

**COMMENTS**

SINK IN BMT.

**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMS: 12	BRs: 5	Baths: 2	HB

**REMODELING****RES BREAKDOWN**

Exterior:	No Unit	RMS	BRs	FL
Interior:	1	6	2	1
Additions:	1	6	3	2
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:	2	12	5	

**DEPRECIATION**

Phys Cond: VG - Very Good 4.6 %

Functional: %

Economic: %

Special: %

Override: %

Total: 4.6 %

&lt;p